

LAGRANGE COUNTY PLAN COMMISSION
MARCH 14TH, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, MARCH 14TH, 2023 AT 6:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Lynn Bowen called the Plan Commission meeting to order at 6:00 p.m.

ROLL CALL: Lynn Bowen, Tyler Young, Ethan Prough, Zach Holsinger, Peter Cook, Jim Young

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Tyler Young made a motion to amend the agenda and move Old Business to the end (Ezra Borkholder). Ethan made a motion to approve, Peter Cook seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Tyler Young made a motion to adopt the previous minutes. Lynn Bowen seconded the motion. A vote was taken, motion carried.

NEW BUSINESS
SUBDIVISION

(Non-Public Hearing)

BOOTH FAMILY FARMS ~ By. Taylor Land Surveying (23-SB-07) Greenfield Twp., Sect. 25, T38N R10E, zoned A-1. Located E. State Road 120., Howe. Application is for a proposed two-lot minor plat.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Jim Young made a motion to approve this petition. Tyler Young seconded the motion.

(Non-Public Hearing)

YODER, HARLEY & BETTY ~ By. Advanced Land Surveying (23-SB-08) Newbury Twp., Sect.01, T37N R08E, zoned A-1. Located 3395 N 675 W., Shipshewana. Application is for a proposed two-lot minor plat.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Peter Cook made a motion to approve this petition. Jim Young seconded the motion.

(Non-Public Hearing)

TODD, JOHN & MARY ~ By: Josh Lash (23-SB-09) Milford Twp., Sect. 32, T37N R08E, zoned S-1. Located 7935 E 750 S., Wolcottville. Application is for a proposed two-lot minor plat.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Lynn Bowen made a motion to approve the petition. Tyler Young seconded the motion.

(Non-Public Hearing)

SUNRISE SEEDS ~ By: Josh Lash (23-SB-12) Clay Twp., Sect. 33, T37N R09E, zoned A-1. Located S 375 W., LaGrange. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

Lynn asked for public comment. There was none.

Jim Young made a motion to approve. Peter Cook seconded the motion.

SITE PLAN

(Non-Public Hearing)

HOPE INVESTMENTS~ By: Taylor Land Surveying (22-SP-69) Shishewana Twp., Sect. 02 T37N R08E, zoned B-2. Located 700 E. North Village., Shishewana. Application is for 90'x240' addition to a 60'x120' existing building and 30'x88' addition to a 30'x88' existing building.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Amber Taylor from Taylor Land Surveying was present (1240 S 1150 E LaGrange), site plan was discussed at length.

Ethan Prough made a motion to approve the petition. Peter Cook seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BONTRAGER, CARL & MARLIN ~By. Hand to the Plow/Agronomic Solutions (23-SP-05) Clay Twp., Sect. 98, T04N R09E, zoned A-1. Located 4620 W US 20., LaGrange. Application is for a 50'x500' Natural Family Farms Barn. 20'x72' Egg Room, 50'x480' bird area and a 52'x50' manure storage. 10'x12' motor room, 15'x30' grain bin pad, 12'x16' motor room and a propose well.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Scott Ziegler was present as the petitioner.

Site plan was discussed at length. Drainage tile and water flow was questioned, Scott explained that the water goes to the North side of the building into the depressional areas.

Lynn Bowen made a motion to approve the petition. Peter Cook seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

MIRACLE GARDEN CENTERS ~ By. Taylor Land Surveying (23-SP-06) Clearspring Twp., Sect. 24, T36N R09E, zoned A-1. Located 5060 S 050 W., Wolcottville. Application is for a 16'x32' office addition to an existing building.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Amber Taylor (1240 S 1150 E LaGrange) was present as the petitioner.

The site plan was discussed at length. Amber discussed the minimal traffic in and out of the drive as this was one of the main concerns.

Lynn Bowen made a motion to approve the petition. Jim Young seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

LAGRANGE COUNTY SHERIFFS OFFICE ~ By. LaGrange County (23-SP-07) Bloomfield Twp., Sect. 30, T37N R10E, zoned I-2. Located 0875 S SR 9. LaGrange. Application is for a storage building; detectives bay area and a training area with storage.

Robbie Miller introduced the petition.

Paul Kimmerle (6060 S 1100 E Hudson) was present as the petitioner, spoke about storage for cars and materials from the vehicles. Present holding area is open to the elements. Department will be moving the bullpen to make room for new buildings.

Lynn Bowen asked for public comment on this petition. No comments.

Jim Young made a motion to approve the petition. Peter Cook seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BORKHOLDER, EZRA ~ By: Agronomics Solutions, LLC (23-SP-03) Van Buren Twp., Sect.18 T38N R08E, zoned A-1. Located 7990 N 1150 W., Shipshewana. Application is for 42'x636' Culver Duck Barn (this includes 42'x42' manure storage, 42'x142' starter area, 40'x42' sawdust storage, 42'x352' grower area, and a 42'x60' manure storage area). 12'x14' motor room, a new well, and a 42'x60' shop by the existing barn.

Robbie Miller introduced the petition.

Scott Zeigler was there as the petitioner and discussed the site plan at length. Scott discussed the toll road concerns, water flow concerns stating the water does flow Northwest and no pooling.

Lynn Bowen asked for public comment on this petition. No comments.

Peter Cook made a motion to approve the petition. Jim Young seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: Lynn Bowen discussed that he, Robbie, Octavia, Sherri, and Leanna from the Community Foundation are meeting to try and get a Comprehensive Plan Coordinator in progress. Robbie mentioned there are 75 action steps, they will be printed for Friday's meeting. Erosion control, comprehensive drainage plan were also discussed briefly.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Robbie Miller discussed zoning change that Peter Cook was concerned about, Railway being rezoned to an I zone. Robbie suggested getting a map together to get a start somewhere, commissioners should take the suggestion to a meeting. A comprehensive plan has been drawn up and approved but doesn't take place for another year. Robbie asked for a vote to be taken on the zoning process map. Ethan Prough made a motion to proceed to develop a map to a potential rezone to some property in LaGrange County for the Commissioners. Jim Young seconded the motion. A verbal vote was taken, and motion was carried.

ADJOURNMENT: Lynn Bowen made a motion to adjourn. Tyler Young seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:13 p.m.

NOTICE STATEMENT

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